

# **LOCAL AGENCY FORMATION COMMISSION COUNTY OF SAN BERNARDINO**

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DATE: JULY 7, 2003  
FROM: KATHLEEN ROLLINGS-McDONALD, Acting Executive Officer  
TO: LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT: Agenda Items #4 through #6 – LAFCO SC#196, #197 and #198  
City of Redlands Water Service Agreements**

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## **INITIATED BY:**

City of Redlands on behalf of property owners

## **RECOMMENDATION:**

1. Certify that SC #196, #197 and #198 are statutorily exempt from environmental review, and direct the Clerk to file a Notice of Exemption for each within five days.
2. Approve SC#196, #197 and #198 authorizing the City of Redlands to extend water service outside its boundaries to serve the affected parcels.
3. Adopt LAFCO ResolutionS #2773, #2774, and #2775 respectively, setting forth the Commission's findings, determinations, and approval of the agreements for service outside the City of Redlands' boundaries.

## **BACKGROUND:**

The City of Redlands has submitted requests for approval of service contracts to provide water service outside its boundaries in compliance with Govt. Code Section 56133. The applications for individual parcels are identified as follows:

LAFCO SC#196 – City of Redlands OSC #03-02 for Water Service relates to Assessor Parcel Number 0298-141-04, located at 1342 Beryl Avenue, along the east side of Beryl Avenue, generally north of Brighton Avenue, within the community of Mentone. The parcel is approximately ¼ acre in size, development of a single-family residential unit is contemplated and the application is considered to be in-fill

development by the City of Redlands (therefore not subject to all the requirements associated with Measure U). Water service is to be provided through connection to an existing eight-inch water main within Beryl Avenue.

LAFCO SC #197 – City of Redlands OSC #03-03 for water service relates to Assessor Parcel Number 298-221-03, located at 2160 Mentone Blvd which is along the southerly side of Mentone Blvd, between Plumwood Lane and Sapphire Street, within the community of Mentone. The parcel is approximately 2.75 acres in size, development of a single-family residential unit is contemplated and the application is considered to be in-fill development by the City of Redlands (therefore not subject to all the requirements associated with Measure U). Water service is to be provided through connection to an existing eight-inch water main within Mentone Blvd.

LAFCO SC#198 – City of Redlands OSC #03-04 for water service relates to Assessor Parcel Number 298-082-07, located at 1372 Turquoise Avenue, generally located on the east side of Turquoise Avenue, north of Mentone Blvd., within the community of Mentone. The parcel is approximately ¼ acre in size, development of a single-family residential unit has been completed and the application is considered to be in-fill development by the City of Redlands (therefore not subject to all the requirements associated with Measure U). Water service has been provided through connection to the existing twelve-inch water main in Turquoise Avenue.

The City, on behalf of the property owners, has requested that the Commission review and approve the extension of services pursuant to the provisions of Government Code Section 56133. The County of San Bernardino Building and Safety Department is currently reviewing plans for the residential units associated with contracts SC#196 and SC#197. SC#198 has completed its building of a single-family unit. Authorization for connection for water service is required for development process to be completed.

The parcels proposed to be served through these agreements are within the City's eastern sphere of influence which encompasses the community known as "Mentone". It is the staff's position that these contracts will comply with the directives of Government Code Section 56133 to be "in anticipation of a future change of organization". This finding is made on the basis that the areas are within the sphere of influence assigned the City of Redlands and the terms of the agreements anticipate annexation in the future. Approval of these contracts will allow for the finalization of the building plans for the sites and development of the property in accordance with County standards, which have included the comments of the City of Redlands, without disruption of the community boundaries in this area.

County Fire has expressed its concern related to each of these contract applications, noting that the ultimate annexation of these parcels will impact funding for maintenance of

the Mentone Fire Station (copy of response to SC#196 included as Attachment #5). Staff's response would be that until such time as the City annexes these areas, which may be quite sometime as they are not contiguous to City boundaries, the District will receive the increased level of funding for the provision of its services. The future of fire protection within this portion of the Valley is the subject of further discussions as outlined in the County's Fire Financing Study which is outside the scope of the review of these individual contracts.

The City has indicated that all costs for service extension shall be borne by the developers of the parcels. The future residents of these units will be charged 1.5 times the in-city monthly rate for water service. The higher rate charged to outside customers is intended to help offset the costs for service delivery outside the City's boundaries.

For the reasons outlined above, the staff supports the City's request for authorization to provide sewer service to these parcels.

#### **FINDINGS:**

1. The areas are within the sphere of influence assigned the City of Redlands. The parcels will receive water service from the City of Redlands through approval of the respective contracts. Wastewater disposal will be through on-site septic systems. The balance of the service needs for the contract areas will be provided by the County of San Bernardino.
2. The individual property owners and the City have agreed to an "Agreement for Annexation and Provision for City Utility Services". Once the Commission approves the service contracts, the City will proceed to record the documents appropriate for each parcel.
3. These contracts will fulfill the requirements of the County for development of the parcels with single-family residential units. The approval of these contracts will allow the City and property owners to finalize the agreement so that building plans for the sites can be finalized with the County.
4. As the CEQA lead agency, the Commission's Environmental Consultant, Tom Dodson and Associates, has reviewed the service contracts submitted by the City of Redlands and recommended that the applications are statutorily exempt from environmental review. A copy of Mr. Dodson's response is included as part of the individual contract attachments to this report.

/krm

Attachments:

- 1 -- Vicinity map for SC#196, #197 and #198
- 2 -- City of Redlands Application, Contract for OSC #03-02, Service Map, and Tom Dodson and Associates Environmental Response
- 3 -- City of Redlands Application, Contract for OSC #03-03, Service Map, and Tom Dodson and Associates Environmental Response
- 4 -- City of Redlands Application, Contract for OSC #03-04, Service Map, and Tom Dodson and Associates Environmental Response
- 5 -- Memo from Assistant Chief Terry Smith Regarding Funding for Fire Services
- 6 -- Draft Resolution Nos. 2773, 2774, and 2775